Bill Garrett Davidson County
Batch# 122697 DEEDWARR
07/31/2018 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20180731-0074683

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018.

Notary Public
COMMISSION EXPIRES: 5.25.20

(Affix Seal) RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodrigo Cano Mora	FirstBank	155-08-0B-023.00-C
(NAME)	(NAME)	
6336 Sweetgum Lane	318 Seaboard Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Ste 205; Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lynne Frances Perler, individually and as Executrix of the Estate of Anne P. Hummell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodrigo Cano Mora and Leticia Cerda Lucio, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Phase I, South Colony at Riverbend, as shown on plat of record in Plat Book 6900, page 271, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Anne P. Hummell, a married woman by Deed dated April 29, 2016 from Ross B. Hummell and Anne P. Hummell, husband and wife, recorded May 9, 2016, in Instrument Number 201605090045615, in the Official Records of Davidson County, Tennessee. The said Ross B. Hummell died on September 26, 2016, and the said Anne P. Hummell died testate on December 29, 2017. Her Last Will and Testament was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket 18P158. Pursuant to the terms of the aforesaid Will, Lynne Frances Perler, was named Executrix of the Estate of Anne P. Hummell and as sole beneficiary of its assets, including this property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Unimproved ___
Improved Property __X___ known as 6336 Sweetgum Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

File No.: 220-18
Warranty Deed Individual LES rev. 06-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of July, 2018.

Lynne Frances Perler, individually and as Executrix of the Estate of Anne P. Hummell

Lynne Frances Perler, individually and as Executrix of the Estate of Anne P. Hummell

State of Texas

County of Dallas

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lynne Frances Perler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor herein, and who in my presence affixed her signature to the within instrument, upon oath acknowledging that she did so individually and in her official capacity as Executrix of the Estate of Anne P. Hummell, deceased per appointment of the Probate Court for Davidson County, Tennessee in Docket No. 18P158, for the intention of binding herself individually as well as the Estate of Anne P. Hummell, being duly authorized so to do, freely and voluntarily, and for the purposes therein contained.

WITNESS my hand and seal this 26 day of July, 2018.

Notary Public

Commission Expires: 2/20/2021

KIM WARREN NOTARY PUBLIC STATE OF TEXAS ID# 12187457 EXPIRES 2-20-2021

201807310074683

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

